

Plan Commission Meeting Minutes
Monday, April 10, 2023 at 6:00 pm
Hybrid Meeting

Members Present: Mayor Swadley, Chair; Brett Schumacher, Vice-Chair; Phil Caravello; Dorann Bradford; Tom Majewski; Tom Robinson and Al Farrow

Members Absent: None

Staff: Director of Planning and Development, Rodney Scheel; Zoning Administrator, Michael Stacey

Guests: Daniele Thompson; Jim and Denise Mattke; Mike Moll; Tuler Denis; Laura Eggers; Chris Patterson; Sonja Patterson; Konner Kearney; Steve Tremlett; Rob Hostrawser; Emily Bahr; Mark Krizan; Paul Goemans and Rob Mossman.

1. **Call to Order.** Mayor Swadley called the meeting to order at 6:05 pm.
2. **Roll call and verification of quorum.** Mayor Swadley verified a quorum is present.
3. **Certification and compliance with open meetings law.** Mayor Swadley certified compliance with open meetings law.
4. **Plan Commission meeting minutes of March 13, 2023.**
Motion by **Schumacher** to approve the minutes as presented, 2nd by **Caravello**. Motion carried unanimously.
5. **Council Representative Report.**
Caravello stated the Common Council had a first reading for O-5-2023 on March 28th.
6. **Status of Current Developments.**
Scheel introduced the status of developments as outlined in the packet of materials. There were no questions.
7. **Comprehensive Plan Amendment - STI Holdings.**
Steve Tremlett gave an overview of the comp plan amendment including removal of the Linnerud detailed neighborhood plan.

Scheel explained the changes proposed for the comp plan.

Mayor Swadley opened the public hearing.

Chris Patterson spoke with concern about the potential uses behind his home on County Highway B and about stormwater management.

Jim Mattke spoke with interest to have single family residential behind his home on County Highway B and about stormwater runoff from the farm field. He likes the big park and trails.

Laura Eggers spoke with concern about the proposed mixed commercial uses proposed near her home and is in favor of single family residential behind her home on County Highway B.

Rob Mossman questioned who would maintain the park and if corn would be planted on the farmland this year.

Mayor Swadley closed the public hearing.

Schumacher asked what the planned mixed uses could be. Scheel stated that planned mixed uses can be commercial, residential, institutional and planned office uses.

Scheel stated planned neighborhood uses can be single family, two family, multi-family, neighborhood office, institutional and neighborhood business uses. The parks and open space area is mostly publicly dedicated depending on the number of residential units. Stormwater management is a major topic for this development and the plan is to seek a higher 200 year storm standard.

Mayor Swadley stated the hope is this development will take care of all stormwater management issues in that area.

Daniele Thompson stated the field will be planted with corn in May.

Farrow questioned how recent developments have affected the desired percent of single family. Scheel stated the 65% single-family is a goal. Without reviewing the Comprehensive Plan, he suggested it may not be development specific rather City wide. He also noted the market has recently seen pressure to shift to more multi-family.

Scheel stated the next steps are the USAA, platting or CSM and rezoning.

Majewski questioned access from the future development on the west side of Highway 51 to the park on the east side of Highway 51. Scheel stated an underpass is planned for 2026 along with the WDOT round-about at Rutland-Dunn Townline Road and Highway 51.

Mayor Swadley stated the development is planned to be phased with the STI headquarters planned for the first phase.

Motion by **Schumacher** to recommend the Common Council approve the Comprehensive Plan Amendment as presented, 2nd by **Bradford**. Motion carried unanimously.

8. Certified survey to combine the properties at 1000-1008 Nordland Drive.

Scheel explained the request.

Farrow questioned if the setbacks would change for the property. Scheel stated the setbacks will not change.

Motion by **Bradford** to recommend the Common Council approve the resolution for the CSM to combine parcels as presented, 2nd by **Caravello**. Motion carried unanimously.

9. Request for approval to allow a wider driveway width at 325/333 Isham Street.

Scheel gave an overview of the request for a wider driveway width for 6 duplex lots at the Parker Cole Addition.

Motion by **Robinson** to approve the wider driveway widths for lots 1-6 in the Parker Cole Addition as presented, 2nd by **Bradford**. Motion carried unanimously.

10. Planned Development Concept Plan for Lots 15 and 27 at Kettle Park West.

Konner Kearney gave an overview of the updated concept plan.

The Commission expressed concerns about the high density, connectivity to parklands, stormwater management, reduced setbacks and access.

Scheel stated we have yet to hear from Police, Fire and EMS.

Scheel stated this is just a discussion item so far and the applicant plans to submit for general development plan review.

Mayor Swadley stated staff will seek emergency operation feedback.

11. Discuss home occupation sales.

Scheel explained staff had found that most communities do not allow sales in residential districts.

Farrow observed that many people did not know of an ordinance restricting sales.

Mayor Swadley recommends taking no action. Robinson agrees.

12. Future agenda items.

- Magnolia Springs Final Plat and Rezoning.
- Stoughton Hospital Addition SIP
- Stoughton Trailers Development USAA
- Stone Crest USAA

Discussed joint meeting for April 11th.

13. Adjournment.

Motion by **Caravello** to adjourn at 7:21 pm, 2nd by **Schumacher**. Motion carried unanimously.

Respectfully Submitted, *Michael Stacey*